

Town of Blacksburg Arts and Cultural District

Live/Work/Sell Incentives Application Instructions

Welcome to the Live/Work/Sell neighborhood. We are pleased that you are interested in being part of the Blacksburg art scene and want to live and work in the downtown area. Town staff is happy to meet with you and go over what it means to be part of the Live/Work/Sell Arts Overlay District, the incentives offered by the Town, and the zoning requirements that will need to be met. The Live/Work/Sell District has a combination of financial incentives and special zoning allowances that will let you live, work and sell in the residentially zoned area shown on the attached map.

You will need to go through the qualification process ahead of time so that you understand the district and are comfortable that you can meet the requirements. You can have a specific property in mind or just want to learn more about the district for future opportunities. Once a specific location is reviewed and approved there is an annual registration renewal with the Town.

Please contact the Planning and Building Department at (540)961-1126 to schedule a time to come in to the office and go over the instructions and the application form.

Who is eligible to qualify for the Town's Live/Work/Sell Incentives?

You must meet the following criteria:

1. Lease or own a single family or two-family home in the Live/Work/Sell Arts Overlay District (see map). You must live on-site.
2. Be a new business. Relocations or expansions of existing businesses do not qualify.
3. Run an arts related business that meets the definition of "qualified arts business" as defined below to qualify for the financial incentives.

"Qualified arts business" means a new business (including for profit or not-for-profit organizations) in the arts and cultural district primarily engaged in (i) presenting live performances of theatre, dance, music, or other imaginative work or (ii) producing or exhibiting physical works of art created by, or under the direction of one or more artists that are intended for unique production or limited reproduction. Museums or historic sites, the primary use of which is education, history or historic preservation, shall also qualify as qualified arts businesses. No minimum capital investment shall be required for a qualified arts business.

4. Meet the standards in the Town's Zoning Ordinance for the Live Work Sell Overlay District (Sections 3400-3406). The following are uses allowed by this special district.

ARTS RELATED PERSONAL IMPROVEMENT SERVICES: Establishments primarily engaged in providing instruction in (i) the visual arts, including, but not limited to, painting, sculpting, photography and folk arts, or (ii) the performing arts including, but not limited to, music, dance, and theatre. This does not include any instruction related to tattooing or body piercing.

ARTIST STUDIO, SINGLE-ARTIST (or "Single-Artist Studio"): A building, or portion thereof, used as a place of work by a single artist engaged in (i) the visual arts, including, but not limited to, painting, sculpting, photography and folk arts, or (ii) the performing arts, including, but not limited to, music, dance, and theatre. A single-artist studio includes the creation of work and the accessory sale of work produced only by the artist in his or her own studio. Works from other artists may not be offered for sale. This does not include a studio for tattooing or body piercing.

ARTIST STUDIO, MULTIPLE-ARTISTS (or “Multiple-Artists Studio”): A building, or portion thereof, used as a place of work by multiple artists engaged in (i) the visual arts, including, but not limited to, painting, sculpting, photography and folk arts, or (ii) the performing arts, including, but not limited to, music, dance, and theatre. A multiple-artists studio includes the creation of work and the accessory sale of work produced by multiple artists using or sharing the studio(s). Works from other artists may not be offered for sale. This does not include a studio for tattooing or body piercing.

GALLERY: A building or portion thereof, used as a place to exhibit and offer for sale the works of visual artists, including, but not limited to, painting, sculpting, photography and folk arts.

The following use(s) are permitted by right in the Arts Overlay District:

- Single-Artist Studio in a single-family dwelling unit.
- Multiple-Artists Studio in a single-family dwelling unit and meeting the criteria in subsection 3404(e)(3).
- Framing and presentation of the artist’s own works associated with a Single-Artist Studio.
- Instruction of a maximum of two (2) students at any one (1) time associated with a Single-Artist Studio.

The following uses, which due to potential scale, intensity or other possible negative impacts to the residential neighborhood, are allowed only by conditional use permit, so that each request may be considered on a case-by-case basis:

- Arts-related personal improvement service.
- Art restoration.
- Framing and presentation of other artists’ work.
- Gallery.
- Multiple-Artists Studio not meeting the above standards.
- Parking in front of the building line for Single-Artist Studio.
- Repair of musical instruments.
- Single-Artist Studio in a two-family dwelling unit.

There are other development and operational standards related to setbacks, parking, signage and hours of operation that you will want to review.

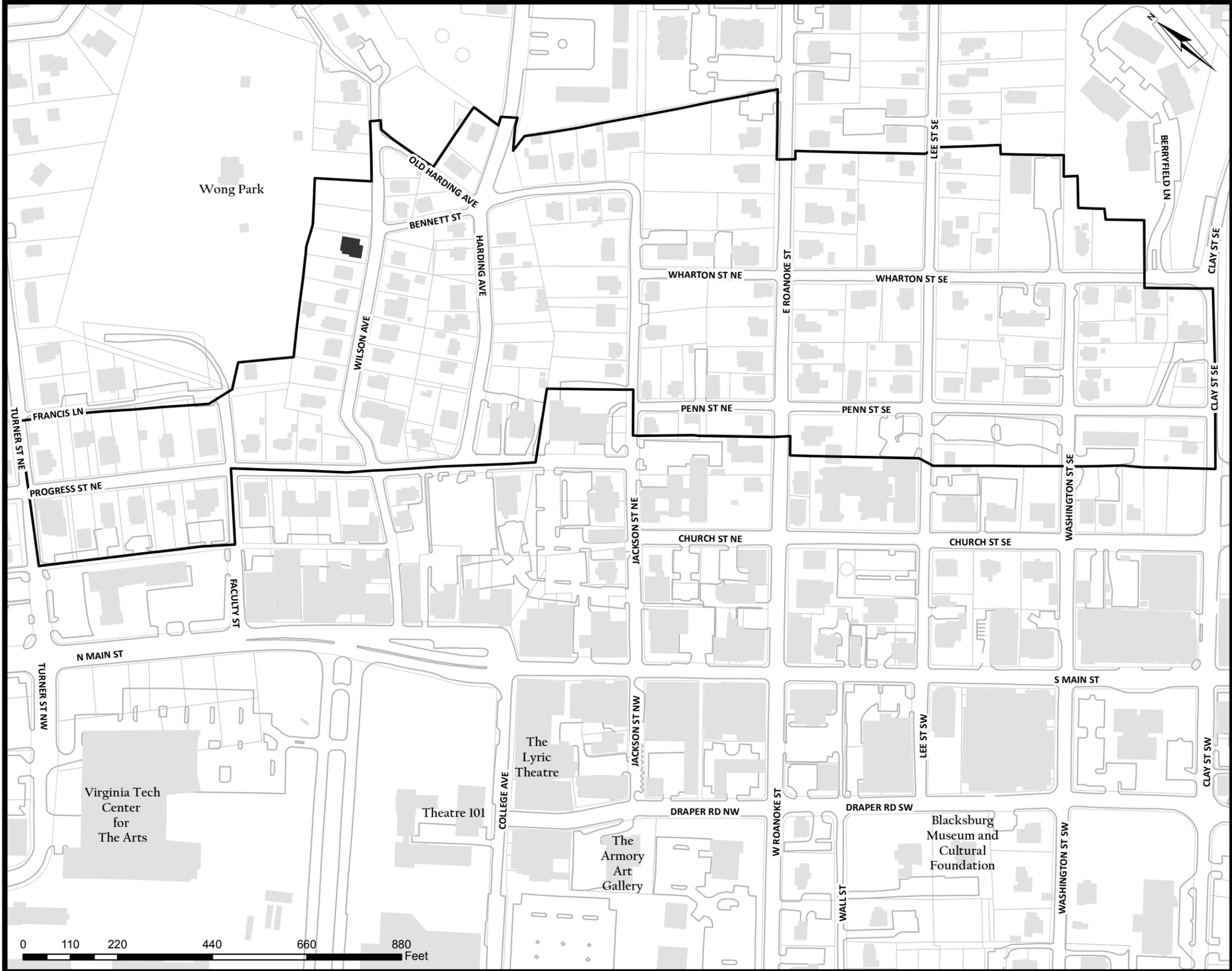
What are the financial incentives?

The incentives in this program are waivers to the fees that you would normally pay to the Town of Blacksburg.

1. Full and partial waivers of Business, Professional and Occupational License (BPOL) Taxes as follows:
 - 100% rebate in year one;
 - 75% rebate in year two; and
 - 50% rebate in year three.
2. Exemption from building permit fees (less 2% remitted to the state) up to a maximum of \$2,000.
3. Exemption from water and sewer connection fees.
4. Exemption from any subdivision, site plan, or sediment control plan fees.
5. Exemption from sign permit fee.

Boundary of Live/Work/Sell Arts Overlay District

-  Live/Work/Sell Zone
-  Existing Live/Work/Sell Business



Town of Blacksburg Arts and Cultural District

Live/Work/Sell Incentives Application Form

Submit completed forms to: Planning and Building Department
 Blacksburg Motor Company
 400 South Main Street
 Blacksburg, VA 24060

If you have questions please call the Planning and Building Department at (540)961-1126.

Date: _____

Applicant Name: _____

Street Address: _____

Tax Map Number: _____

Property Owner _____ Lessee /Renter _____ Contract Purchaser _____

Does your business meet one of the definitions of allowed businesses? Yes _____ No _____

Is this a new business? Yes _____ No _____

Please provide a description of business and type of artistic endeavor proposed.

Please provide information on living space and studio space. How will the existing space be used, are there any additions planned?

Please provide information on existing parking and any proposed parking.

Please provide information on existing and any proposed signage.

Type(s) of fees requested to be waived:

Business, Professional and Occupational License Fees _____ Building Permit Fees _____

Water/Sewer Connection Fees _____ Site Plan and/or Subdivision Plan Review Fees _____

I swear or affirm that the above information is accurate to the best of my knowledge.

Signature

Date

Assigned Staff Liaison: _____

Review Signature and Date:

Town Manager: _____

Town Attorney: _____

Finance Director: _____

Building Official: _____

Planning and Building Director: _____